

City of Fort Lauderdale Planning and Zoning Board STAFF REPORT

Case # 73-R-05

September 21, 2005

Request:

Site Plan Level III Review / Conditional Use Approval for Mixed-Use Development

The applicant proposes to construct a single-use, mixed-use development of 24 multifamily residential units on employment center land use and RMM-25 zoning, with allocation of residential flexibility units.

Applicant	Miami Road Partners, LLC / Miami Road Villas	
General Location	South Miami Road between SE 20 Street and SE 22 Street	
Property Size	42,573 SF / .97 Acres	
Zoning	Residential Mid Rise Multifamily District (RMM-25)	
Existing Use	1 four-unit apartment building, 1 single-family residence, 2 duplex buildings (a total of 9 residential units exist on site)	
Future Land Use Designation	Employment Center	
Applicable ULDR Sections	47-18.21 Mixed Use Development 47-24.3 Conditional Use 47-25.2 Adequacy Requirements 47-25.3 Neighborhood Compatibility Requirements	
Setbacks/Yards	Required	Proposed
	Front (west)	5' 25' 2"
	Rear (east)	10' 28' 2"
	Side (south)	10' 15' 2"
	Side (north)	15' 20' 2"
Lot Density	24 units max	24
Lot Size	5,000 min	42,573 SF
Lot Width	50' min	Approx. 296'
Building Height	150' max	38' 4"
Structure Length	200' max	112' 8" each bldg.
Floor Area	400 SF / unit	2,617 SF / unit
VUA Landscaping	460 SF min	784 SF
Landscaping Lot Coverage	14,900 SF	16,807 SF
Open Space	NA	NA
Parking	53	53
Notification Requirements	Sign Notice 15 days prior to meeting	
Action Required	Approve, Approve with conditions, or Deny	
	Name and Title	Initials
Project Planner	Jenni Morejon, Planner III	
Approved By	Greg Brewton, Acting Planning and Zoning Deputy Director	
Authorized By	Marc LaFerrier, AICP, Planning and Zoning Director	

Property/Project Description:

The applicant proposes a mixed use development project consisting of 24 multifamily residential units, located on the east side of Miami Road between SE 20 Street and SE 22 Street, in the Harbordale Neighborhood.

Mixed-Use:

Pursuant to ULDR Section 47-18.21.D.5, *Mixed-Use*, single-use residential buildings are permitted on parcels 10 acres or less in size when located on Employment Center Land Use designated parcels. The applicant's property is .97 acres. Mixed-use developments may be permitted on Employment Center land use designated parcels, subject to the availability of residential flexibility units. Currently, a total of 9 residential units exist on the site, consisting of one 4-unit apartment building, two duplex units, and one single-family structure. Therefore, this project will require the allocation of fifteen (15) residential flexibility units. The property is located in Flex Zone 55, where eight hundred seventy-five (875) residential units

are currently available. The applicant has provided a narrative addressing the mixed-use development criteria of Section 47-18.21, attached with the site plans.

Conditional Use:

Mixed-use development is permitted in the RMM-25 zoning district as a Conditional Use, pursuant to Section 47-5.19. As per Section 47-24.3, *Conditional Use* approvals are subject to City Commission Request for Review within 30 days of the Planning and Zoning Board action. The applicant's narrative in response to conditional use criteria is attached with the site plans.

Adequacy and Neighborhood Compatibility:

The applicant has submitted narratives regarding how this proposal complies with Section 47-25.3, *Adequacy Requirements*, and Section 47-25.3, *Neighborhood Compatibility Requirements*, attached with the site plans.

Parking and Circulation:

As per Section 47-20, *Parking and Loading Requirements*, 2.2 parking spaces per unit or fifty-three (53) parking spaces total, are required for the proposed use. Seven-foot wide sidewalks have been provided along Miami Road.

Comprehensive Plan Consistency:

The proposed development is consistent with the Comprehensive Plan's Future Land Use Element's Permitted Uses – Employment Center, which state that for parcels of five acres in size or less, free standing multi-family residential uses are permitted.

Broward County School Board Interlocal Agreement:

This proposal is subject to the provisions of the Broward County School Board Interlocal Agreement, between the City of Fort Lauderdale and the Broward County School District regarding public school facility planning. A letter from the School Board to the applicant indicating mitigation for one (1) student anticipated as a result of the proposed development is attached as **Exhibit 1**.

Prior Reviews:

The Development Review Committee reviewed this proposal on May 24, 2005 and all comments that were provided to the applicant have been adequately addressed.

Staff Findings:

In review of the proposed development plans and supporting narratives, staff finds that this proposal meets the requirements of the ULDR as outlined above.

Conditions of Approval:

Staff does not propose any conditions, should this proposal be approved.

Planning & Zoning Board Review Options:

If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for site plan level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.

If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the site plan level III permit.